

Myddelton&Major

The Old House, North Street

WILTON



THE OLD HOUSE

STEPHEN HARRIS

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET



The Old House, 11 - 13 North Street Wilton, Wiltshire, SP2 0HA

- Grade II Listed
- Character Property
- Period Features
- Town Centre Location
- Stunning Garden
- Two Receptions
- Kitchen
- Four Bedrooms
- Two Bathrooms
- Off Road Parking

The Property

This sensational family home retains a wealth of charm, character and period features, whilst having been sympathetically modernised and beautifully maintained. The main door opens into a welcoming entrance hall, with an attractive ceiling beam and generous proportions that could allow for the room to be used as an additional reception room. The stunning sitting room has a feature exposed brick fireplace with log burning stove inset, plus a reading nook that has been fitted with floor to ceiling bookshelves. There is a further reception room to the other side of the entrance hall that is currently used as a formal dining room, with an attractive open fireplace. Off the spacious hallway to the rear of the home is a farmhouse style kitchen and breakfast room, with an inset AGA stove and a feature copper sink. From here is access to the generous utility / boot room, with ample space for a standing fridge freezer and under counter space for further white goods. A modern shower room completes the main ground floor accommodation. On the first floor are four good-sized bedrooms, three of which are doubles, and the family bathroom. There is a further area over the kitchen where it is felt that there is potential to extend, adding an en-suite bathroom and dressing area to the primary bedroom, subject to the necessary consents. From here is access to the boarded loft via stairs, which offers substantial storage space. It is thought that it could be ideal to partially convert this to further living accommodation, again subject to the necessary consents.

The Shop

The home includes a 23 ft shop / office space on the ground floor, which is currently utilised as an antiques and interiors shop, with its own access to the front and rear. There is further access from within the property via the sitting room or ground floor bathroom. The shop currently has a rateable value of £3,450, however the current owners qualify for 100% Small Business Relief.

An enchanting Grade II Listed period home, full of charm and character.

Tenure: Freehold Size: 2,936 ft² EPC: Exempt (Listed Grade II) Council Tax Band: E



4



2



2



6

Services - Mains electricity, water and drainage. Ofcom suggests broadband speeds of up to 1000 Mbps and that all major mobile networks should have full coverage.

Salisbury 4 Miles • Stockbridge 18 Miles • Warminster 18 Miles • Shaftesbury 18 Miles

Please Note: Under the Estate Agents Act 1979, we hereby declare that the vendor is a member of the firm.



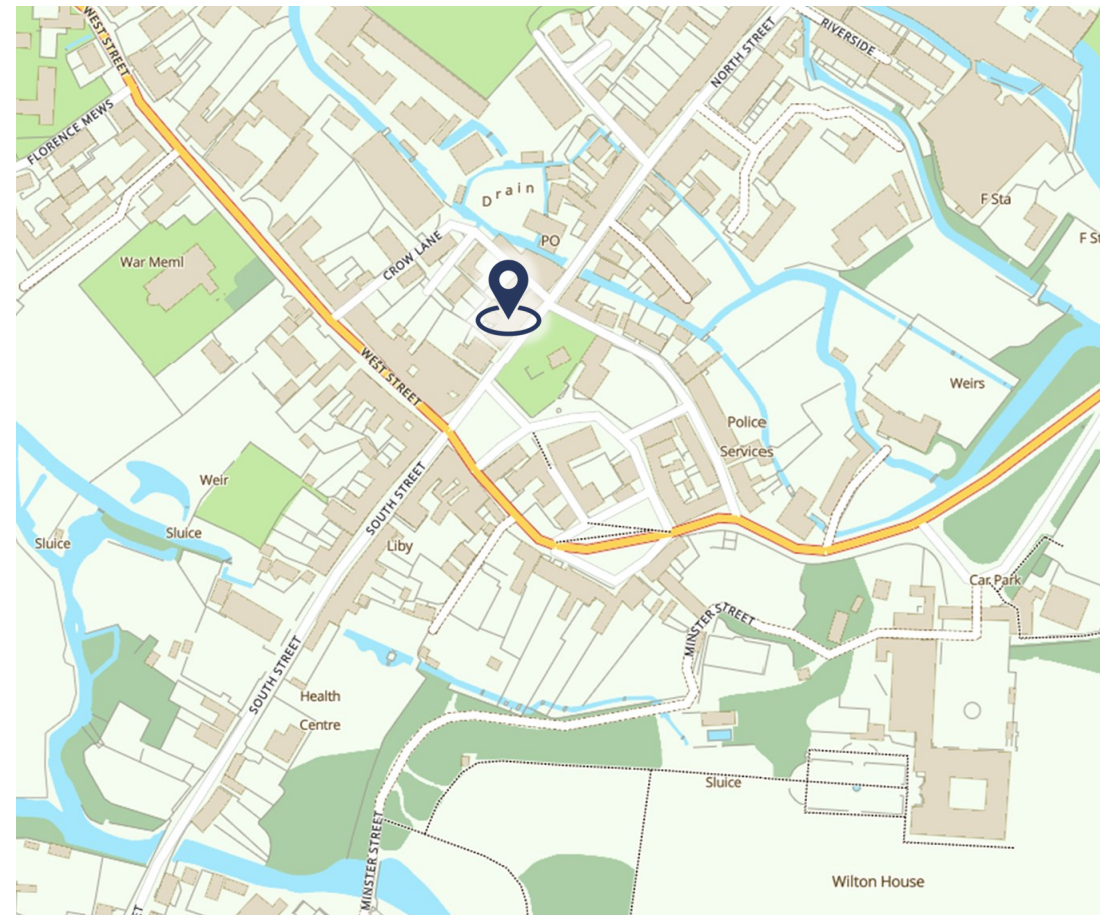


Outside

To the rear of the home is a private walled garden. There is a sunny patio area, with space for a table and chairs for al fresco dining and entertaining. The remainder of the tranquil garden is laid with a well-manicured lawn, bordered by a number of flower beds and planted trees. There is a large gated driveway with secure parking space for several vehicles, with access from here to the properties garage / store. There is various specimen and fruit trees situated around the property including apple, pear, plum and quince.

Location

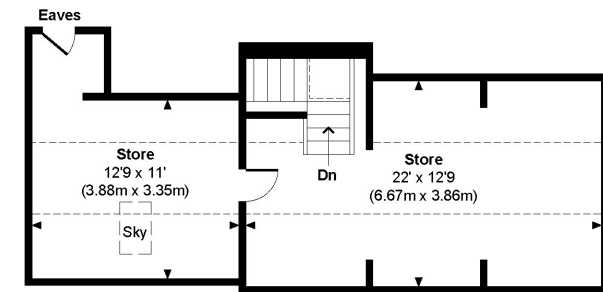
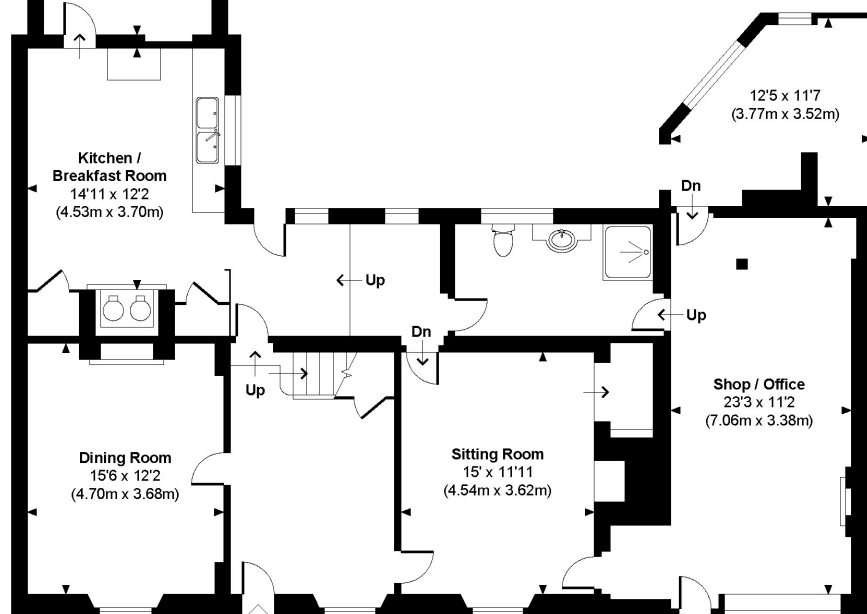
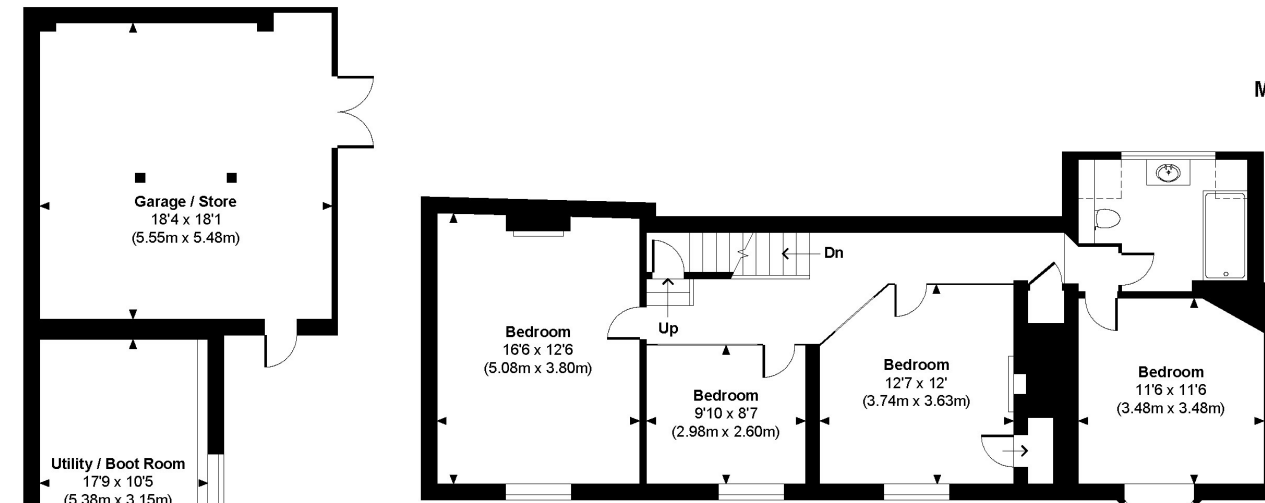
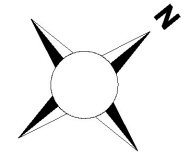
North Street is conveniently situated in the centre of the bustling historic market town of Wilton, which lies approximately 4 miles west of the cathedral city of Salisbury. There is a regular bus service between the two, with the nearest stop just a few steps away in the market square. Wilton itself has good day to day amenities including a bakery, two convenience stores, a doctors, hardware store, post office, library, cafes, pubs and restaurants as well as the weekly market held in The Square. Nearby Salisbury has an excellent range of facilities – shopping, leisure, educational and cultural, as well as a mainline station with direct trains to London Waterloo (journey time approximately 90 minutes).





North Street

Approximate Gross Internal Area
 Main House = 2936 Sq Ft / 272.76 Sq M
 Garage = 330 Sq Ft / 30.63 Sq M
 Total = 3266 Sq Ft / 303.39 Sq M
 Includes areas with Restricted room height.



Disclaimer Notice
 Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.

--- Indicates restricted room height less than 1.5m.



© www.propertyfocus.co | Professional Property Photography & Floorplans
 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



49 High Street, Salisbury, Wiltshire SP1 2PD
 01722 337 575 residential@myddeltonmajor.co.uk
 www.myddeltonmajor.co.uk

Myddelton & Major



From city apartments to country houses
and everything in between